



**HOLT CARSON, INC.**

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

(512) 442-0990

www.hciaustin.com

Texas Licensed Survey Firm No. 10050700

October 6, 2016

**FIELD NOTE DESCRIPTION OF A 1.615 ACRE TRACT OF LAND OUT OF THE ALEXANDER EANES SURVEY NO. 508 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT PROPERTY CONVEYED TO MEGAN D. HARRIS AND ADAM J. HARRIS BY DEED RECORDED IN DOCUMENT NO. 2000121184 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING FOR REFERENCE at a ½ inch iron rod found in the north line of that certain tract conveyed to the City of Austin by deed recorded in Volume 12040 Page 483 of the Real Property Records of Travis County, Texas, and being at the south common corner of Lots 1 and 2, Anita Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 114 of the Travis County Plat Records, and being at the southeast corner of that certain tract conveyed to Megan D. Harris and Adam J. Harris by deed recorded in Document No. 2000121184 of the Travis County Official Public Records;

THENCE with the south line of said Lot 1, being the south line of said Harris tract, N 59 deg. 29' 49" W 171.47 ft. to a calculated point at the southwest corner of said Lot 1, and being the southeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with the south line of said Harris tract, N 59 deg. 29' 49" W 201.50 ft. to a ½ inch iron rod found at the southwest corner of said Harris tract, and being at the southeast corner of that certain tract conveyed to AR and JR Radio Towers No. 1 LP, and being at the southwest corner of this tract; and from which a ½ inch iron rod found at the southwest corner of said AR and JR Radio Towers tract bears N 59 deg. 28' 07" W 99.89 ft.;

THENCE with the common lines of said Harris tract and said AR and JR Radio Towers tract the following two courses:

1) N 31 deg. 04' 16" E 100.30 ft. to a ½ inch iron rod found;

2) N 59 deg. 37' 26" W 100.15 ft. to a ½ inch iron rod found in the east line of Block D, Lost Creek Hilltop, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 196 of the Travis County Plat Records, and being at the northwest corner of said AR and JR Radio Towers, and being an angle corner of said Harris tract, and being an angle corner of this tract;

**EXHIBIT A**

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1.615 Acre tract

THENCE with the west line of said Harris tract, N 30 deg. 58' 07" E 173.73 ft. to a ½ inch iron rod found at the northwest corner of said Harris tract, and being at the northwest corner of this tract;

THENCE with the north line of said Harris tract, the following four courses:

- 1) S 63 deg. 59' 26" E 92.90 ft. to calculated point;
- 2) S 12 deg. 37' 21" W 26.42 ft. to a calculated point;
- 3) S 76 deg. 19' 04" E 51.48 ft. to a calculated point;
- 4) S 29 deg. 20' 55" E at 4.87 ft. passing a ½ inch iron rod found with cap marked "CA" at the south common corner of Lots 9 and 10, Block A, Barclay Subdivision, and continuing on the same course 234.38 ft. more, for a total distance on this course of 239.25 ft., to a calculated point at the northwest corner of said Lot 1, and being at an angle point of said Harris tract, and being at an angle point of this tract, and from which a 1/2 inch iron rod found in the west right-of-way line of Barclay Drive at the northeast corner of said Lot 1 bears S 48 deg. 34' 00" E 66.40 ft., N 86 deg. 16' 50" E 70.70 ft.; and S 48 deg. 36' 27" E 111.35 ft.;

THENCE crossing the interior of said Harris tract with the west line of said Lot 1, S 51 deg. 26' 00" W 161.30 ft. to the Place of Beginning, containing 1.615 Acres or 70,390 square feet of land.

PREPARED: October 4, 2016

BY:



Anne Thayer  
Registered Professional Land Surveyor No. 5850



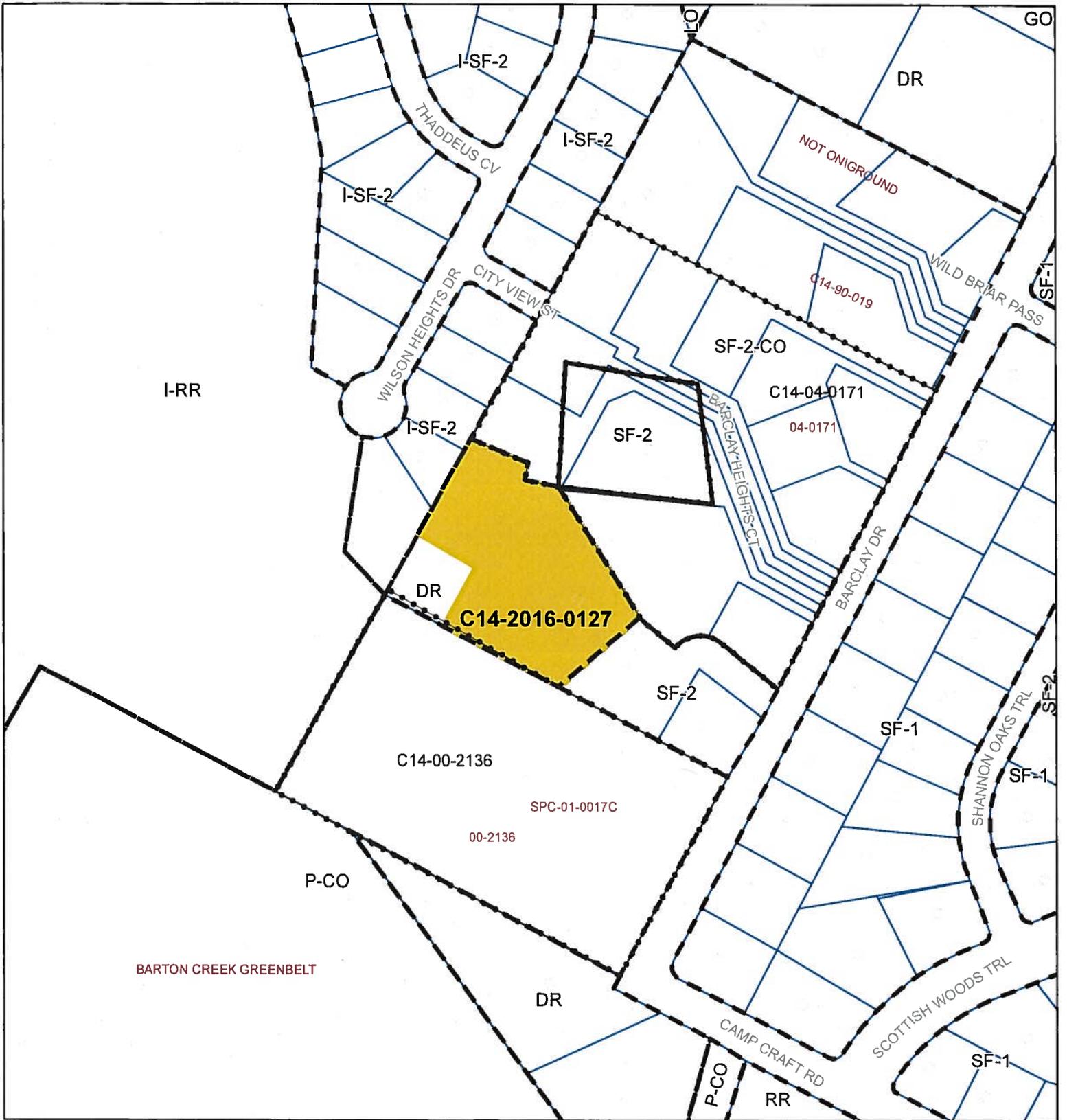
see sketch 986084

REFERENCES

TCAD parcel: 01-0921-07-01

City Grid: E-23





# ZONING

# EXHIBIT B

Case#: C14-2016-0127

-  Subject Tract
-  Pending Case
-  Zoning Boundary



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

Created: 11/22/2016